



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Christine Katsamakis
DOCKET NO.: 17-33940.001-R-1
PARCEL NO.: 03-17-215-013-0000

The parties of record before the Property Tax Appeal Board are Christine Katsamakis, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$5,281
IMPR.: \$26,339
TOTAL: \$31,620

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2017 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a multi-level dwelling of frame and masonry exterior construction with 1,416 square feet of living area. The dwelling is approximately 44 years old. Features of the home include a partial finished basement, central air conditioning and a 2-car attached garage. The property has a 9,602 square foot site and is located in Arlington Heights, Wheeling Township, Cook County. The subject is classified as a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located in the same neighborhood code as the subject property. The comparables were improved with similar class 2-34 multi-level dwellings of frame and masonry exterior construction that ranged in size from 1,672 to 1,987 square feet of living area. The dwellings range from 44 to 52 years old. The comparables have sites ranging in size from 8,750 to 10,425 square feet of land area. Each comparable has a partial finished basement, three comparables have central air conditioning, three comparables have a

fireplace and the comparables have a 1-1/2 to 2-1/2-car garages. The comparables sold from February 2015 to October 2016 for prices ranging from \$300,000 to \$435,000 or from \$169.68 to \$218.92 per square foot of living area, land included. Based on this evidence, the appellant requested that the subject's assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$31,620. The subject's assessment reflects a market value of \$316,200 or \$223.31 per square foot of living area including land, when using the Ordinance level of assessment for Class 2 property of 10%.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The appellant submitted four comparables sales while the board of review submitted four equity comparables for the Board's consideration. The Board gave no weight to the equity evidence submitted by the board of review as it does not address the appellants market value claim. The Board gave less weight to the appellant's comparables #1 and #2, as these sales occurred in February and July 2015, which are dated and less indicative of fair market value as of the subject's January 1, 2017 assessment date.

The Board finds the best evidence of market value are the appellant's comparable #3 and #4. These comparables are most similar when compared to the subject in location, design, site size, age, dwelling size, features and sold more proximate in time to the assessment date. These comparables sold for prices of \$300,000 and \$330,000 or \$187.93 and \$169.68 per square foot of living area including land, respectively. The subject's assessment reflects a market value of \$316,200 or \$223.31 per square foot of living area including land, which falls between the best comparable sales in this record on an overall basis, but greater on a per square foot basis. The Board finds the subject is somewhat smaller in dwelling size than the most similar comparables in the record. Accepted real estate valuation theory provides, all other factors being equal, as the size of a property increases, its per unit value decreases. Likewise, as the size of a property decreases, its per unit value increases. After considering adjustments to the comparables for differences to the subject the Board finds the subject's higher per square foot market value assessment is well justified given its smaller size. Therefore, no reduction in the subject's improvement assessment is warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



Member

DISSENTING: _____

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date:

April 20, 2021



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

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